THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

WRIT PETITION No.12019 of 2007

Dated 21st June 2007

Between:

M/s Sai Chaitanya Housing Private Limited
and another

... Petitioners

and

The Sub-Registrar,)
Maheswaram Mandal,
Ranga Reddy District and others

... Respondents

THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

WRIT PETITION No. 12019 OF 2007

O R D E R:

Petitioners state that they entered into an agreement of sale with the owners of the land, admeasuring Ac.9.20 guntas and Ac.1.05 guntas in Sy.Nos.458 and 457/ of Maheswaram Village and Mandal, Ranga Reddy District. According to them, the agreement executed by the owners, was presented to the 1st respondent for registration. The grievance of the petitioners is that the 1st respondent is neither receiving the document, nor admitting it for registration, without specifying any reason. This writ petition is filed seeking appropriate directions to the 1st respondent, in this regard.

Heard the learned counsel for the petitioners and the learned Government Pleader for Revenue.

While the Stamp Act stipulates the amount of stamp duty payable on a document, the Registration Act prescribes the procedure to be followed, while admitting a document into registration. The Registering Authority is not expected to adjudicate upon the title, in relation to the property covered by the document. Recently, the Registration Act has been amended by including Section 22-A. The circumstances, under which the Registering Authority can refuse registration, are mentioned in Clauses (a) to (e) of sub-section (1). Unless and until the property of the petitioners covered by the document falls into any of those categories, the

1st respondent cannot refuse registration. In case, he finds that the document cannot be registered, for any reasons, he is under obligation to communicate the same to the petitioners within a reasonable time.

Hence, the writ petition is disposed of, directing the

1st respondent to receive and process the documents presented by the petitioners, in accordance with the provisions of the Stamp Act and the Registration Act, as amended through Act 19 of 2007,
and take necessary steps within a period of one week from the date of receipt of the documents. In case the documents cannot be registered, he shall communicate the reasons in writing, within that period.

There shall be no order as to costs.

L. NARASIMHA REDDY, J

Dt.21-06-2007

KO